

SITE PLAN REVIEW AGENDA

Tuesday, April 18, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-31-16-17
Applicant: Joseph Martino
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Requirement for Site Plan Review: 120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section [120-173F](#).
120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (977-1077 Lake Avenue)
120-191D(3)(c)[1]: All Type I actions as identified in Section [48-4](#) of the City Code, excluding applications requiring certificates of appropriateness.
120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.
Site Plan Type: Major
Quadrant: NW
Enforcement: No
SEQR: Type 1 (6 CRR-NY 617.4(b)(9))
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: SP-30-16-17
Applicant: Irma Reiner, Linear Architect
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (769 East Main Street)
120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle related uses, including drive-through facilities
Site Plan Type: Minor

Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Project introduced to PRC at 4-5-2017 meeting. Project will be introduced to REC at 4-20-2017 meeting.

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Additional information submitted by applicant 3-14-2017; Site Plan review in progress

File #: SP-17-16-17
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

File #: SP-04-16-17
Address: [309 Jefferson Avenue](#) (includes 309 Jefferson, 299 Jefferson, 10, 12, and 14 St. Clair Street)
Zoning District: R-2
Description: To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Revised drawings submitted 2-12-2017. Site Plan review in progress.

File #: SP-38-15-16
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: M-1
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan Approval pending

File #: SP-07-16-17
Address: [360 Alexander Street](#)
Zoning District: R-2
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending/applicant assessing project

File #: SP-10-16-17
Address: [87 Kenilworth Terrace](#)
Zoning District: C-2
Description: Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914,
Notes: Project scheduled for 5-1-2017 CPC hearing.

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
Description: To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: M-1, C-2
Description: Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

Contact Person: Jason Haremza, 585-428-7761, jason.haremza@cityofrochester.gov
Notes: Director of Planning and Zoning attended meeting on site to review fire damage. Revised preliminary findings to be issued.

File #: **SP-06-16-17**
Address: [2611 Mount Read Boulevard](#) (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)
Zoning District: C-3
Description: Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Updated drawings submitted 3-8-2017, in review by DES, Plan Review, and MCPW.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None